

039.0

0003

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

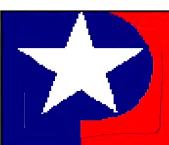
636,200 / 636,200

USE VALUE:

636,200 / 636,200

ASSESSED:

636,200 / 636,200


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 23 | | REGIS RD, ARLINGTON |

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|-------------------------|--|-----------|----------------|---------------------------------------|------------|-----------------|-------------------|--|-----------|
| 101 | | 6434.000 | 243,900 | | | 392,300 | 636,200 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Total Card | | 0.148 | 243,900 | 392,300 | | 636,200 | Entered Lot Size | | |
| Total Parcel | | 0.148 | 243,900 | 392,300 | | 636,200 | Total Land: | | |
| Source: Market Adj Cost | | | | Total Value per SQ unit /Card: 370.75 | | /Parcel: 370.75 | Land Unit Type: | | |

OWNERSHIP

Unit #:

Owner 1: MESSINA PETER J & LORRAINE

Owner 2:

Owner 3:

Street 1: 18 UNIVERSITY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Brick Veneer Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------|-------------------------|------------------|-------------------------------------|---------------------|---------------------------|------------|-------------------------|------------|----------------|--------------|---------------|-------------|----------------------|---------------------|--------------|-------------------|-------------------------|-----------|-------------|----------|--------|---------|--------|------------|--------------------|-------------|-----|---------|---------|------------|------|------------|--------------|---------|------------|----------|-----|--------|--------|---|----|------|------|---|------|------------|-----|---------|--------|--|--|--|--|--|-----|-------|----|--------|-------|--|--|--|--|--|
| Type: 5 - Cape | 1H - 1 & 1/2 Sty | Full Bath: 2 | Rating: Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | A 3QBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 8 - Brick Veneer | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: 4 - Vinyl | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Kits: 1 | Rating: Good | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: BRICK | | A Kits: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | Frpl: 1 | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | CONDO INFORMATION | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | Location: | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1952 | Eff Yr Blt: | Total Units: | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | Floor: | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | % Own: | | Upper | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | Name: | | Lvl 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | DEPRECIATION | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Phys Cond: AG - Avg-Good | | 26. % | | Exterior: | | No Unit | RMS | BRS | FL | RES BREAKDOWN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | Functional: | | 26. % | | Interior: | | 1 | 7 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal: 1 - Drywall | | Economic: | | % | | Additions: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | Special: | | % | | Kitchen: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | Override: | | % | | Baths: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Total: | | 26.4 % | | Plumbing: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: 10 - Parquet | | CALC SUMMARY | | 26.4 % | | Electric: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 4 - Carpet | | Basic \$ / SQ: 110.00 | | 26.4 % | | Heating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | Size Adj.: 1.35000002 | | 26.4 % | | General: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | Const Adj.: 1.03198087 | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | Adj \$ / SQ: 153.249 | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | Other Features: 79103 | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | Grade Factor: 1.00 | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | NBHD Inf: 1.00000000 | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | NBHD Mod: | | 26.4 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: 100 | LUC Factor: 1.00 | Adj Total: 331377 | Depreciation: 87483 | Depreciated Total: 243893 | WtAv\$/SQ: | AvRate: | Ind.Val: | Juris. Factor: | Before Depr: | 153.25 | Val/Su Net: | 113.44 | Final Total: 243900 | Val/Su SzAd: | 183.11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>A</th> <th>Y/S</th> <th>Qty</th> <th>Size/Dim</th> <th>Qual</th> <th>Con</th> <th>Year</th> <th>Unit Price</th> <th>D/S</th> <th>Dep</th> <th>LUC</th> <th>Fact</th> <th>NB Fa</th> <th>Appr Value</th> <th>JCod</th> <th>JFact</th> <th>Juris. Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Metal Shed</td> <td>D</td> <td>Y</td> <td>1</td> <td>8X9</td> <td>A</td> <td>AV</td> <td>1990</td> <td>0.00</td> <td>T</td> <td>23.2</td> <td>101</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | 1 | Metal Shed | D | Y | 1 | 8X9 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Metal Shed | D | Y | 1 | 8X9 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARCEL ID 039.0-0003-0007.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>More: N</th> <th>Total Yard Items:</th> <th>Total Special Features:</th> <th>Total:</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | More: N | Total Yard Items: | Total Special Features: | Total: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | Total Special Features: | Total: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SUB AREA <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undpr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor</td> <td>948</td> <td>153.250</td> <td>145,280</td> <td>BMT</td> <td>100</td> <td>RRM</td> <td>50</td> <td>A</td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>768</td> <td>60.920</td> <td>46,784</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HST</td> <td>Half Story</td> <td>384</td> <td>153.250</td> <td>58,848</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ENT</td> <td>ENTRY</td> <td>50</td> <td>27.240</td> <td>1,362</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | Code | Description | Area - SQ | Rate - AV | Undpr Value | Sub Area | % Usbl | Descrip | % Type | Qu | FFL | First Floor | 948 | 153.250 | 145,280 | BMT | 100 | RRM | 50 | A | BMT | Basement | 768 | 60.920 | 46,784 | | | | | | HST | Half Story | 384 | 153.250 | 58,848 | | | | | | ENT | ENTRY | 50 | 27.240 | 1,362 | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undpr Value | Sub Area | % Usbl | Descrip | % Type | Qu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FFL | First Floor | 948 | 153.250 | 145,280 | BMT | 100 | RRM | 50 | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BMT | Basement | 768 | 60.920 | 46,784 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HST | Half Story | 384 | 153.250 | 58,848 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENT | ENTRY | 50 | 27.240 | 1,362 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUB AREA DETAIL <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undpr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> </tr> </thead> <tbody> <tr> <td>Net Sketched Area:</td> <td>2,150</td> <td></td> <td></td> <td>252,274</td> <td>Size Ad</td> <td>1332</td> <td>Gross Area</td> <td>2534</td> <td>FinArea</td> <td>1716</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | Code | Description | Area - SQ | Rate - AV | Undpr Value | Sub Area | % Usbl | Descrip | % Type | Qu | Net Sketched Area: | 2,150 | | | 252,274 | Size Ad | 1332 | Gross Area | 2534 | FinArea | 1716 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undpr Value | Sub Area | % Usbl | Descrip | % Type | Qu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Sketched Area: | 2,150 | | | 252,274 | Size Ad | 1332 | Gross Area | 2534 | FinArea | 1716 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |